

**TOY DISTRICT/DOWNTOWN INDUSTRIAL DISTRICT
BUSINESS IMPROVEMENT DISTRICT
BOARD OF DIRECTORS MEETING
JANUARY 26, 2010
MINUTES**

BOARD MEMBERS

Present: Ernie Doizaki, Don Kanner, Howard Klein, Matt Klein, Alex Palermo, Larry Rauch and Michael Tansey.

Absent: Richard Gardner, Richard Meruelo, Bill Shinbane, Mark Shinbane, and Paul Vert.

STAFF: Herlinda Chico, Raquel King, Estela Lopez, Celina Mancia and Vicky McCormick.

GUESTS: LAPD Captain Todd Chamberlain and Lt. Shannon Paulsen.

CONSULTANTS: Ken Coelho, Don Steier and Kim Sudhalter.

I. CALL TO ORDER

Rauch called the meeting to order with a quorum at 12:04pm.

II. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS

Lopez introduced new CCEA Board member Alex Palermo. Palermo informed the Board that he is the owner of Divine Pasta, a company that manufactures various forms of frozen foods. Palermo stated that he is moving the facility to Downtown Los Angeles. Divine Pasta is a supplier to Trader Joe's, Whole Foods, pizza manufacturing in Italy, amongst others. Palermo stated that the goal of the company is state of the art production and warehousing. Palermo added that there is an urban garden on the rooftop of the Downtown facility where he grows the vegetables and herbs used in his restaurant. Palermo stated that his company also donates to schools by offering nutrition educational classes.

III. APPROVAL OF MINUTES

H. Klein made a motion to approve the January 26, 2010 minutes, and Doizaki seconded. The Board unanimously approved.

IV. LAPD CAPTAIN TODD CHAMBERLAIN

Captain Chamberlain introduced himself to the Board and informed them that he met with the Downtown BIDs to discuss the various issues that plague the districts. As a result of the meeting hosted by CCEA, Captain Chamberlain stated that he was able to comprise a list of the five top quality of life issues from all the BIDs, and allocate LAPD resources to them.

Captain Chamberlain stated that the public safety officers that work for the Downtown Industrial BID have been very beneficial to the stakeholders in the area and the LAPD. The officers make good police referral arrests, including five arrests that entailed burglaries from motor vehicles suspects.

Captain Chamberlain informed the Board that Central is working on the blatant narcotic sales issue on 6th & Stanford.

Lt. Paulsen informed the Board that the SCI team ran an operation that started at 4am, in which thirteen arrests were made on 6th, Stanford, and Towne. The arrests were half buying, and half selling.

Lt. Paulsen reported that an individual who has taken up residence at 6th & Towne for many years now, and who gives the LAPD and BID a hard time about collapsing her tent during daytime hours, hasn't encamped in that area for the last week and a half, but will be back. The individual has been arrested seventy-six times with three jury trials. The individual allegedly sells drug paraphernalia out of her tent.

Lt. Paulsen informed the Board that SCI continues to stay on top of when tents go up and down. The Eastside detail patrols in the morning reminding individuals that they have to collapse their tents at 6am. Lt. Paulsen informed the Board that she met with

the City and District Attorney's office to discuss SCI cases and designate prosecutors from both offices to handle those cases.

Captain Chamberlain informed the Board that there has been an 11% decrease in crime, and the goal is to increase that decrease by 5%.

Rauch expressed appreciation to LAPD for all they do for the community, and informed Captain Chamberlain that CCEA supports the police department in their efforts for Skid Row. He also stated that his employees notice a positive difference in the district.

Lopez thanked Captain Chamberlain and the LAPD for their efforts in Central City East. Lopez informed the Board that she met with Assembly Speaker Perez to speak about the early release program for parolees. Crime statistics provided by Captain Chamberlain led to Assembly Speaker Perez proposing a CCEA-led tour of Skid Row for the head of the Department of Corrections.

V. FINANCE

Coelho reported that there is no figure in the cash column of the financials because funds have not been received for the new BID. In January, money was borrowed from the prior BID account to pay for January 2010 services, which will be repaid in February once assessment funds are received. \$156,000 was budgeted for 2010 expenses, and \$71,500 has been spent. Security and maintenance invoices have not yet been received. A total of \$71,000 was borrowed from DID I and II.

In February DID received \$662,000 in 2010 assessment revenue; \$18,650 in 2009 assessments; \$12,709 in 2008 assessment revenue; and \$978 in 2007 assessment revenue. \$32,000 of the funds were delinquencies, and an additional \$7,000 of penalty income was received as well. This is income not budgeted for and will go into the reserve, which can be used for one-time fees

such as cameras, leasehold improvements, and computer equipment.

Coelho reported that renewal costs for DID III and Toy were paid by DID II, the total cost of \$54,692 will be reimbursed by DID III and CCEA. Toy will then reimburse CCEA. Coelho asked the Board to consider amortizing the amount owed by DID III or have DID II cover the DID renewal portion as one time costs.

Coelho reported that DID spent \$83,000 in January for 2009 expenses, in which security and maintenance was the bulk of that amount; security \$54,000 and maintenance \$21,000. DID III has \$542,000 cash in the bank; after repaying DID one and two leaving a balance of approx. \$480,000. Good collections for the first round of assessments.

VI. OPERATIONS

District Mapping System:

Mancia presented the district mapping system to the Board. She informed them that the system will demonstrate a month-to-month analysis of incidents and activity in the District. Mancia also informed the Board that the system has the ability to track activity on an hour-to-hour basis, which will allow the BID to track what time of day crimes are taking place.

Rauch asked how long it takes to input all the data into the system. Mancia informed the Board that the goal is to input the last two years of data, plus current, which will take some time to complete.

Lopez stated that there are thousands of incidents that need to be recorded in the new system, which takes time. Lopez stated that we are doing the best we can with the current staff, however, the problem is being able obtain prior years' data for comparison efforts during renewal for the Arts District BID. In order to demonstrate what the BID has done, and how we continue to benefit the District, prior year data must be recorded in the system. Lopez asked the Board to approve hiring temporarily an individual five days per week, eight hours per day,

at \$15.00 (total \$3,000) per hour to input prior year data. The cost will be attached to the Arts District BID renewal costs.

Mancia stated that with the extra person a good chunk of data can be recorded.

Coelho stated that there is \$44,000 in the CCEA private account to cover the cost.

Doizaki stated that a temp for one month may not be adequate, and recommended that interns be pursued for the data entry. King informed Doizaki that one intern is currently being used, and others are being pursued.

H. Klein motioned to approve the allocation of \$3,000 for the hiring of a temporary employee to input data into the district mapping system, and Kanner seconded. The Board unanimously approved.

Director of Operations Report:

McCormick reported that loitering continues to be a major problem in the area impacting the business employees and residents.

Palermo recommended that the pressure washing be performed during high issue time in the District. McCormick informed the Board that the new pressure washing contract is being finalized with Tech Wash. Pressure washing has a very specific schedule, and flyers informing individuals encamped on the sidewalks, as well as businesses, are distributed the night prior to the scheduled pressure wash.

Klein stated that there is an illegal newsstand on Central and 6th, and asked the BID to look into it.

VII. MARKETING UPDATE

Sudhalter reported that the Downtown Industrial facebook page is up and running and encouraged Board members to join.

Sudhalter informed the Board that she is currently working on the design and content for the website. She showed the Board two drafts of the Arts District BID website, and stated that she is still working on DID's layout. Sudhalter stated that both sites will have flash animation pictures cycling through.

Doizaki suggested offering outside advertisements on the website to help financially fund the site.

VIII. EXECUTIVE DIRECTOR REPORT

Parking Study:

King informed the Board that through the efforts of CCEA, the CRA is funding a parking study of the Industrial District that stems from various complaints made by numerous stakeholders throughout the District relating to parking restrictions or lack of, loading zones, encamped vehicles and RV's, and street parking. King reported that she and Lopez attended meetings with the CRA, LADOT, and the parking study consultants Alan Rifkin and Mike Kodama to discuss and outline the various parking issues throughout the Industrial District. Lopez and King expressed the issues to the LADOT and encouraged their assistance with implementing corrective measures resulting from the study. The LADOT expressed support of both the study, and working with CCEA and the consultants to implement a better parking system.

IX. NEW BUSINESS- none.

X. ADJOURNMENT- The meeting of the Board was adjourned at 1:25pm.